

MULTI-TENANT BUSINESS PARK



activity business center



9235-9265 Activity Road & 9520-9530 Padgett Street | San Diego, CA 92126

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HIGHLIGHTS



161,168 SF
NET RENTABLE AREA



5
NUMBER OF BUILDINGS



3.5/1,000 SF
PARKING RATIO



1987/2018
YEAR BUILT/RENOVATED



9530

PADGETT ST.

9245

ACTIVITY RD.

9235

ACTIVITY RD.

9520

PADGETT ST.

9265

ACTIVITY RD.



**RESTAURANT
ON-SITE**



**RETAIL AMENITIES
NEARBY**



**ELEVATOR
SERVED**



**CLOSE PROXIMITY TO
1-15, I-805 FREEWAYS**



**RECENTLY UPDATED
LANDSCAPING**

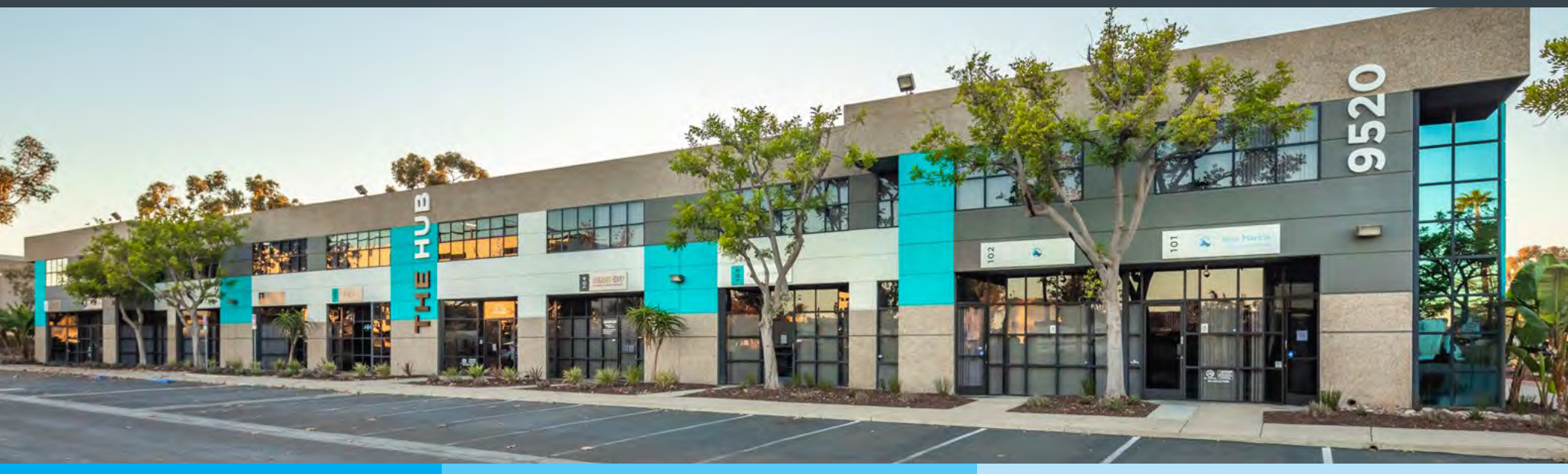


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

activity business center

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9235 Activity Rd	107	±1,972	\$1.90 NNN	Now
9245 Activity Rd	200	±1,428	\$1.85 MG	Now
9265 Activity Rd	105	±3,166	\$1.85 NNN	Now
9520 Padgett St	104/105	±3,567	\$1.85 NNN	12/1/2024
9520 Padgett St	215	±1,383	\$1.85 MG	Now
9520 Padgett St	216	±1,433	\$1.85 MG	Now
9520 Padgett St	218	±743	\$1.85 MG	Now
9530 Padgett St	109	±3,997	\$1.85 NNN	1/1/2025



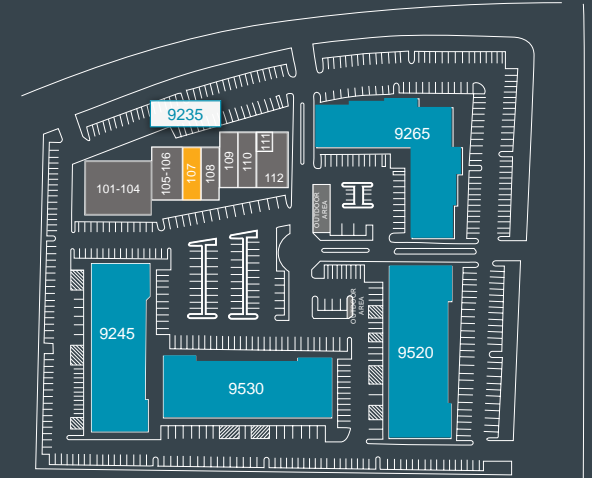
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±1,972	\$1.90 NNN	Vacant

COMMENTS

100% Office/Flex. Fully climate controlled.
NNNs = \$0.58 PSF



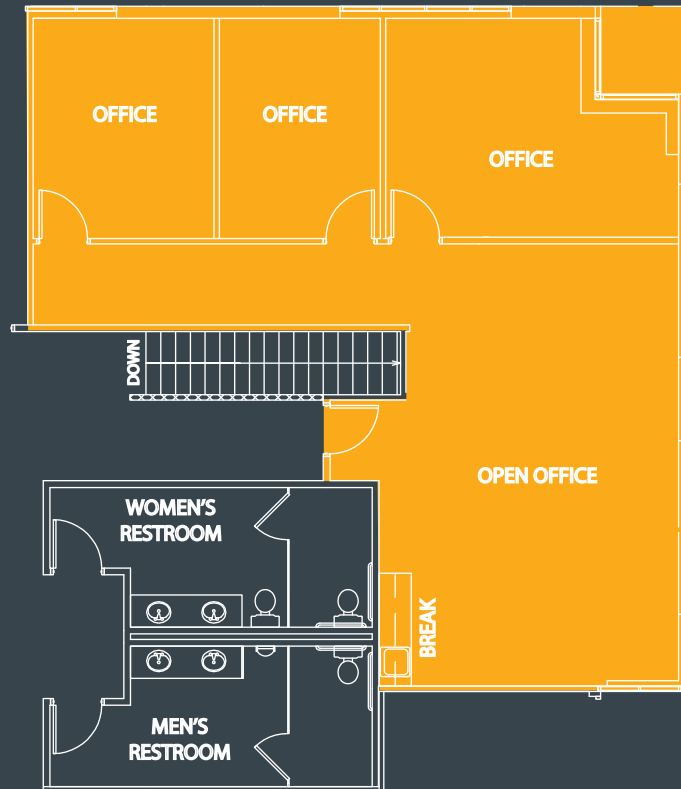
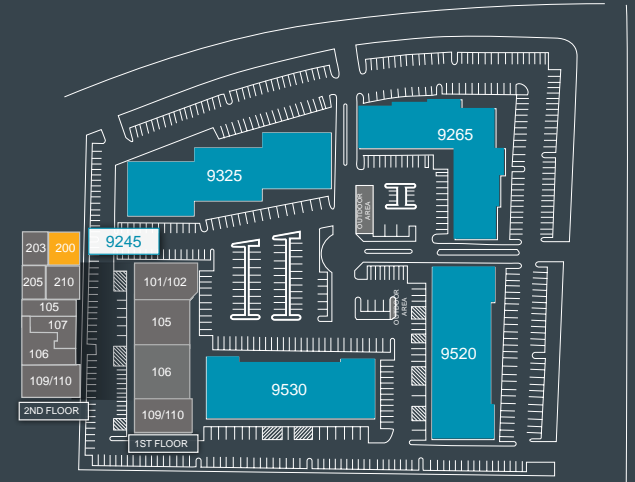
AVAILABILITY

9245 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
200	±1,428	\$1.85 MG	Vacant

COMMENTS

100% Office. Elevator Access. Fully climate controlled.

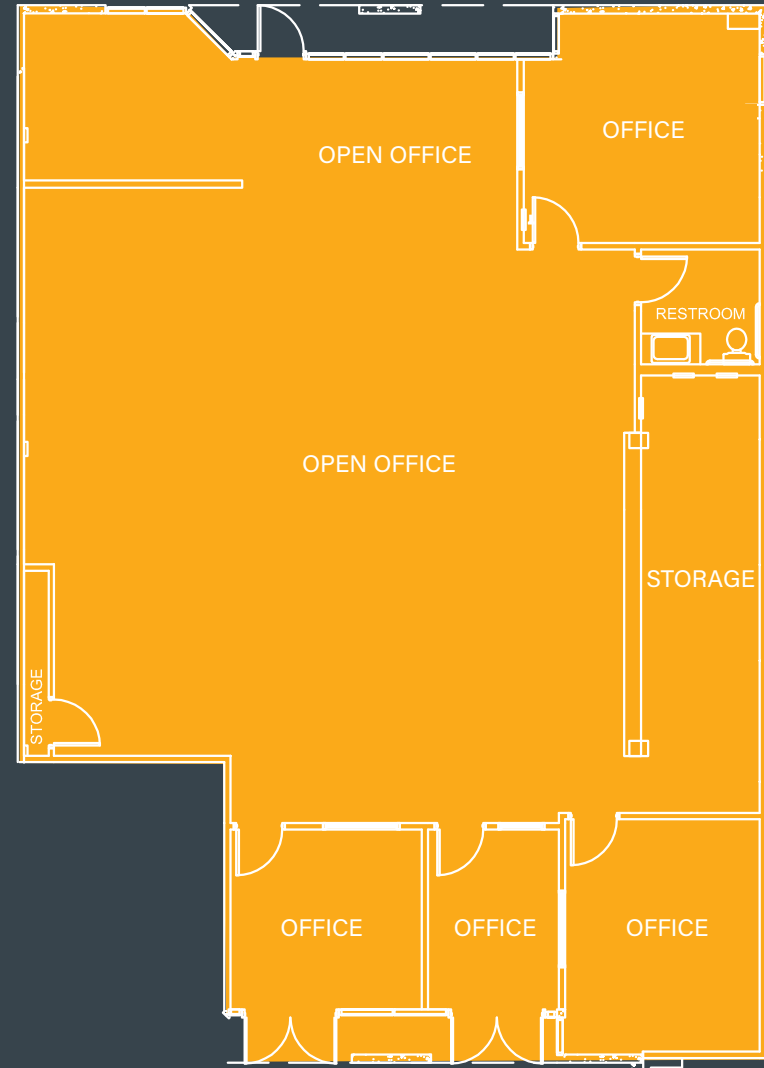
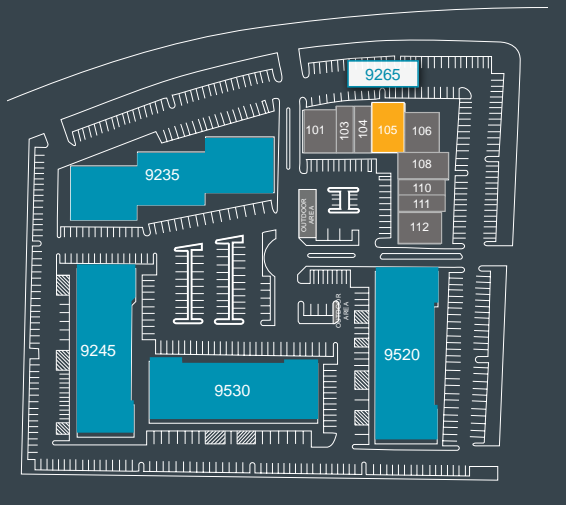


AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±3,166	\$1.85 NNN	Vacant
COMMENTS			

100% Office/Flex. Fully climate controlled.
NNNs = \$0.58 PSF

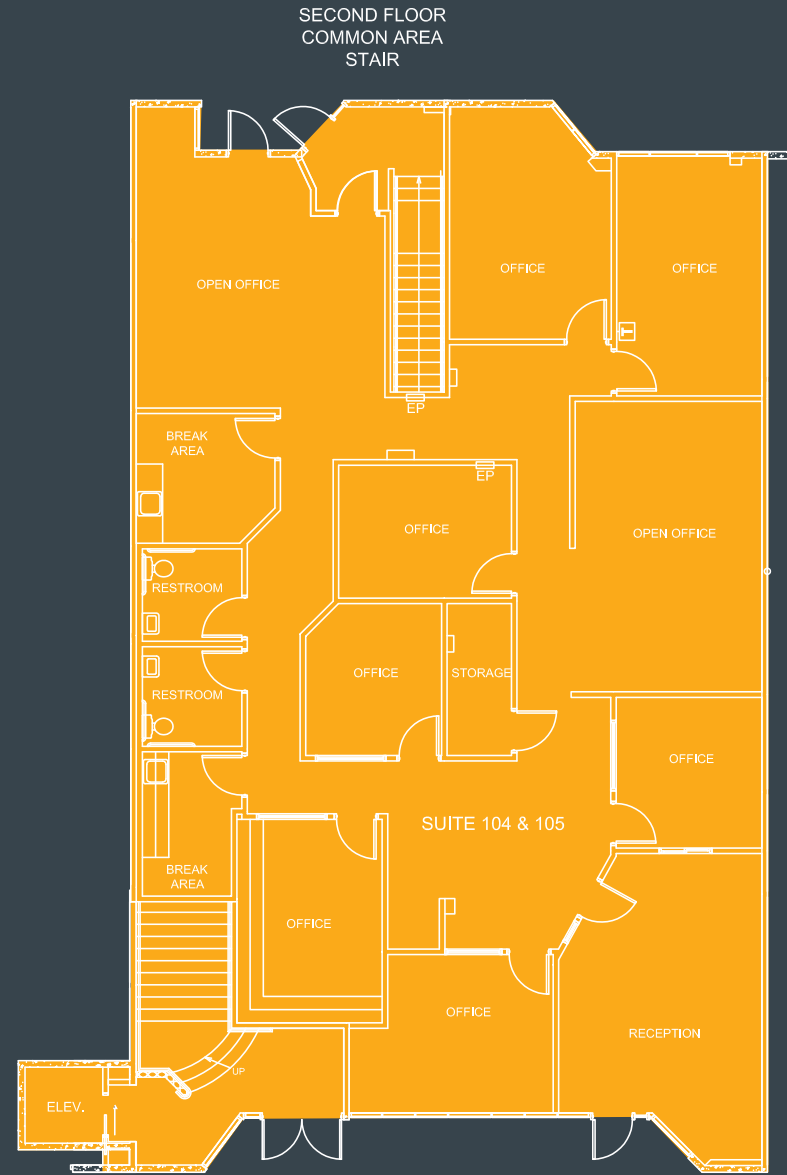
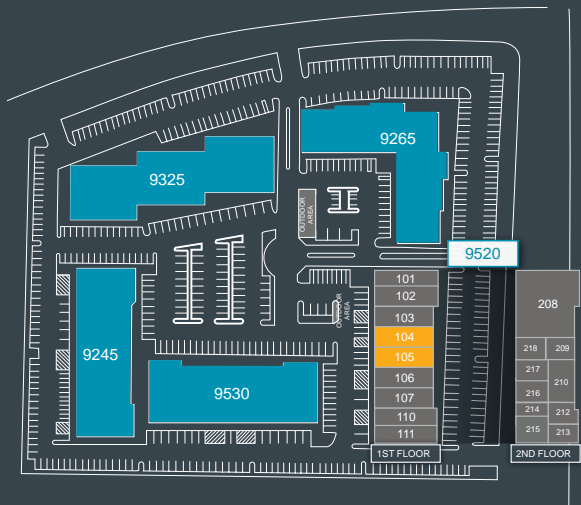


AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104/105	±3,567	\$1.85 NNN	Vacant
COMMENTS			

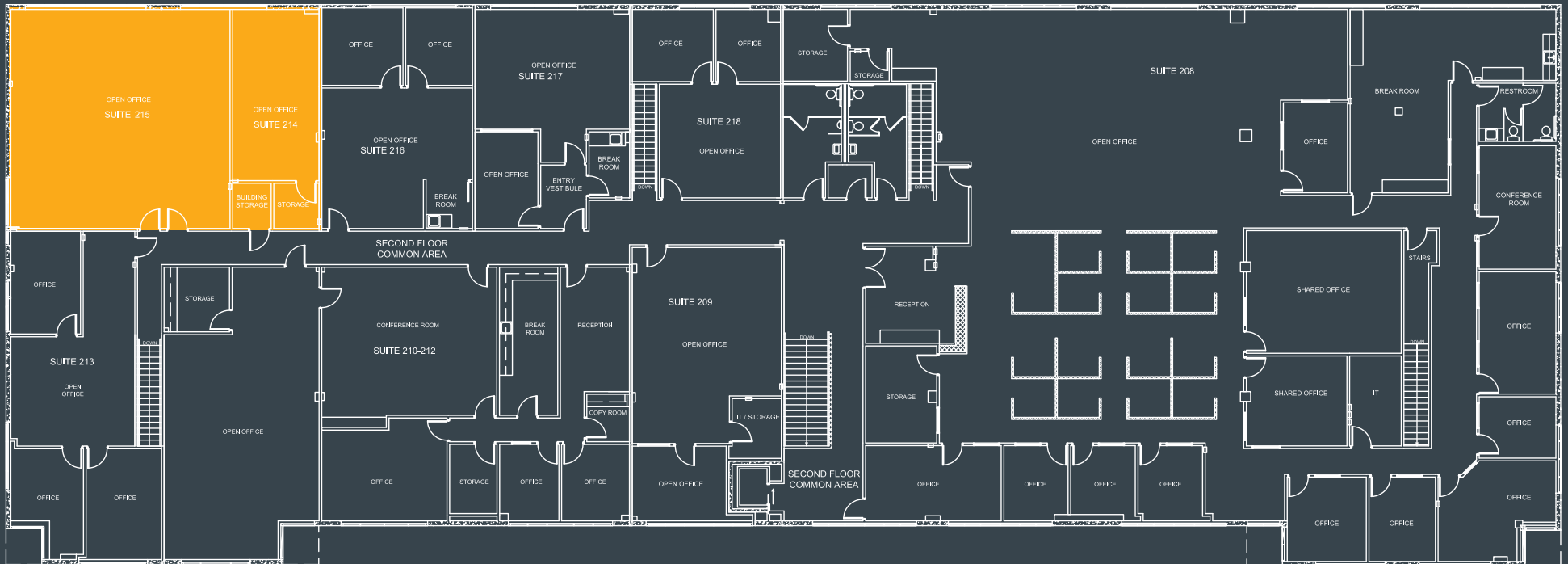
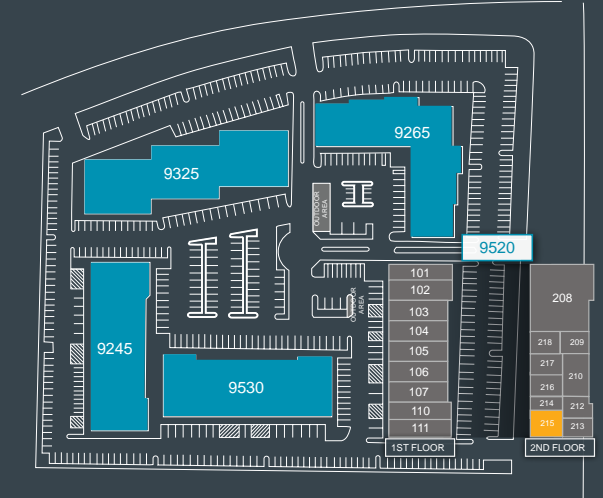
100% office with 6 private offices and a break room.
 NNNs = \$0.58 PSF



AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.85 MG	Vacant
COMMENTS			
100% office. Elevator access.			



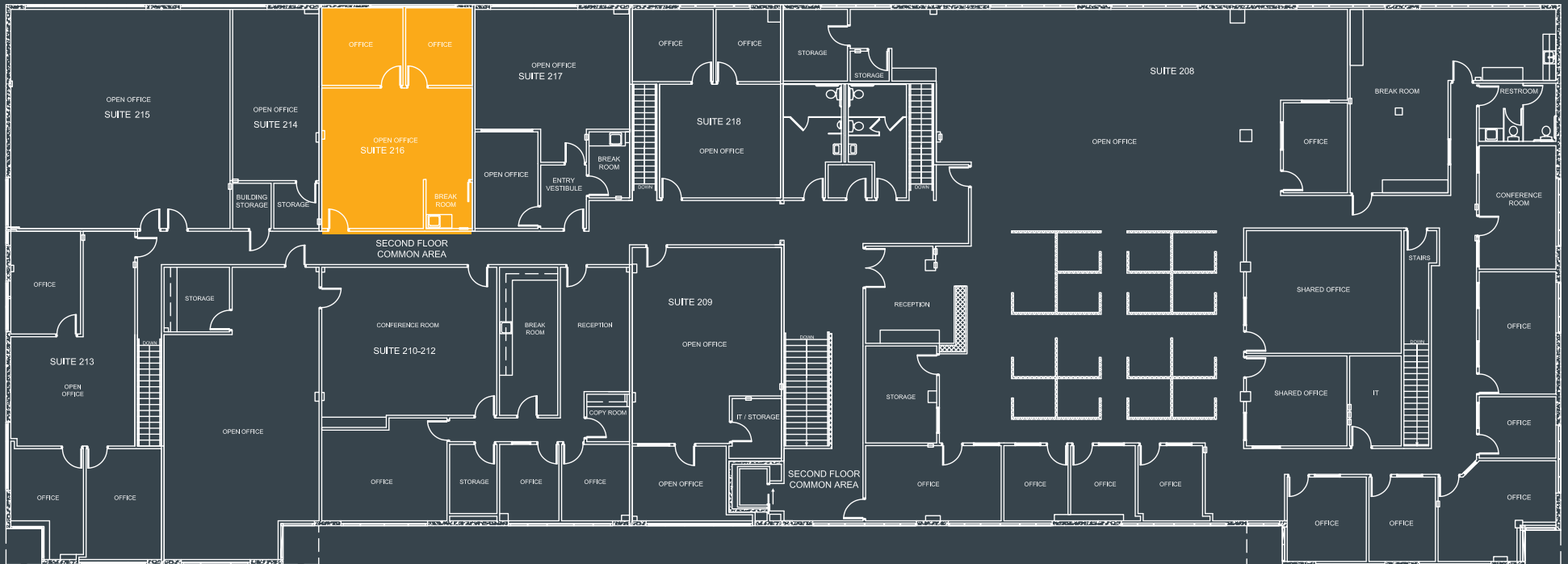
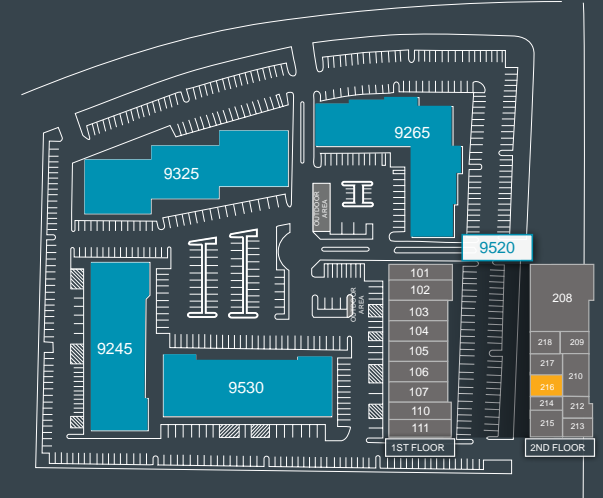
FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
216	±1,433	\$1.85 MG	Vacant
COMMENTS			

100% office. Elevator access.



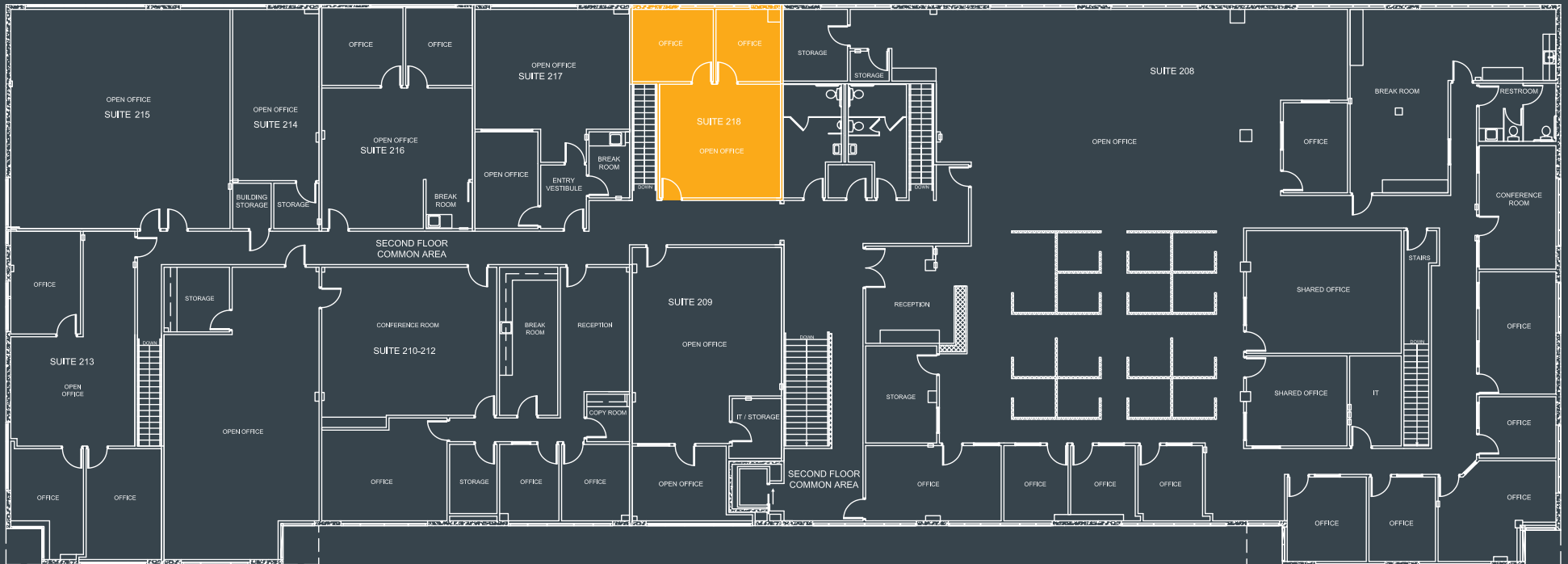
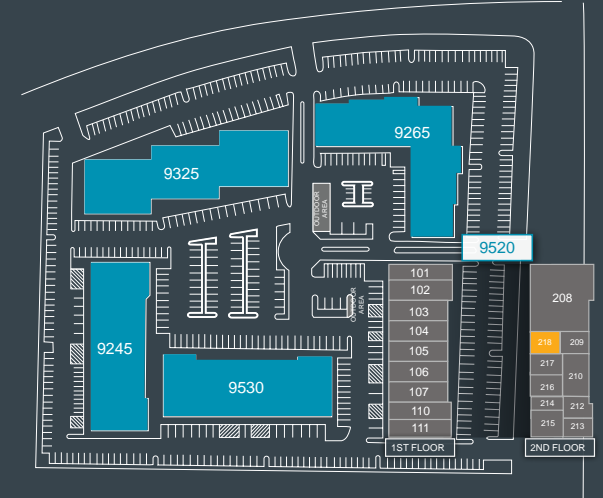
FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
218	±743	\$1.85 MG	Vacant
COMMENTS			

100% office. Elevator access.



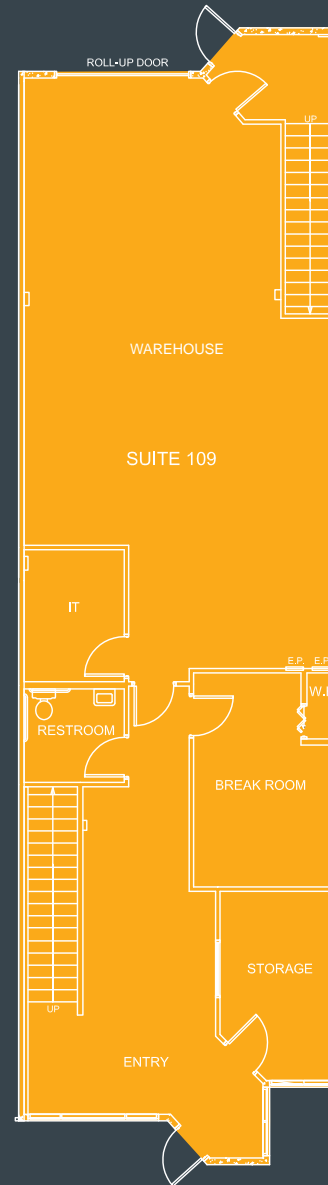
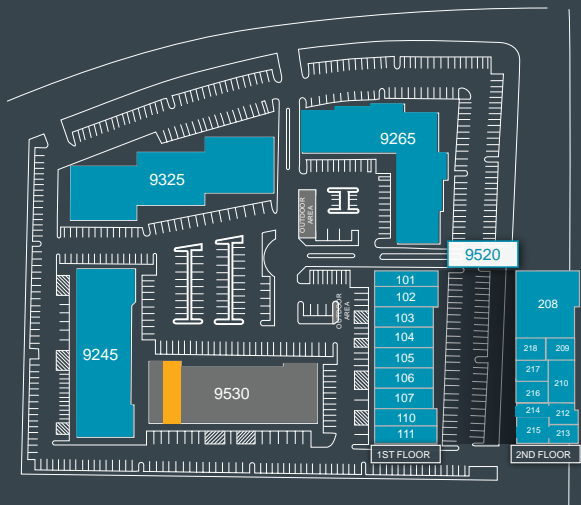
FLOOR PLAN TO BE VERIFIED

AVAILABILITY

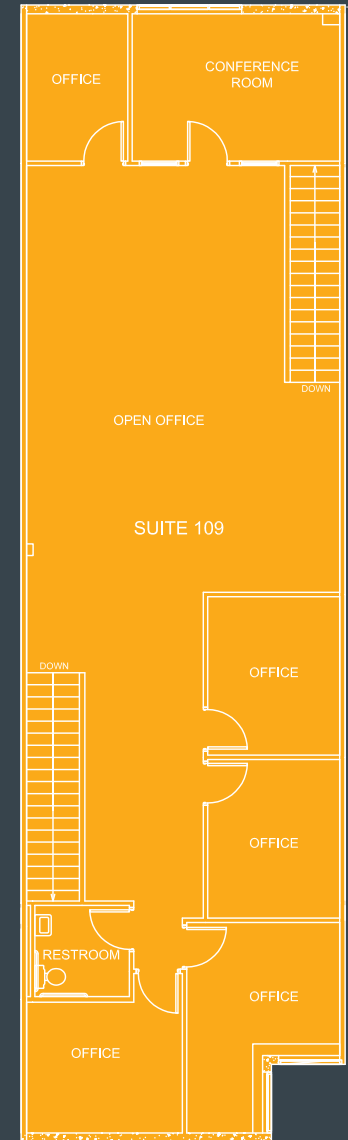
9530 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±3997	\$1.85 NNN	Vacant
COMMENTS			

80% 2-story office, balance warehouse. 1 grade level loading door.
 NNNs = \$0.58 PSF



1st Floor

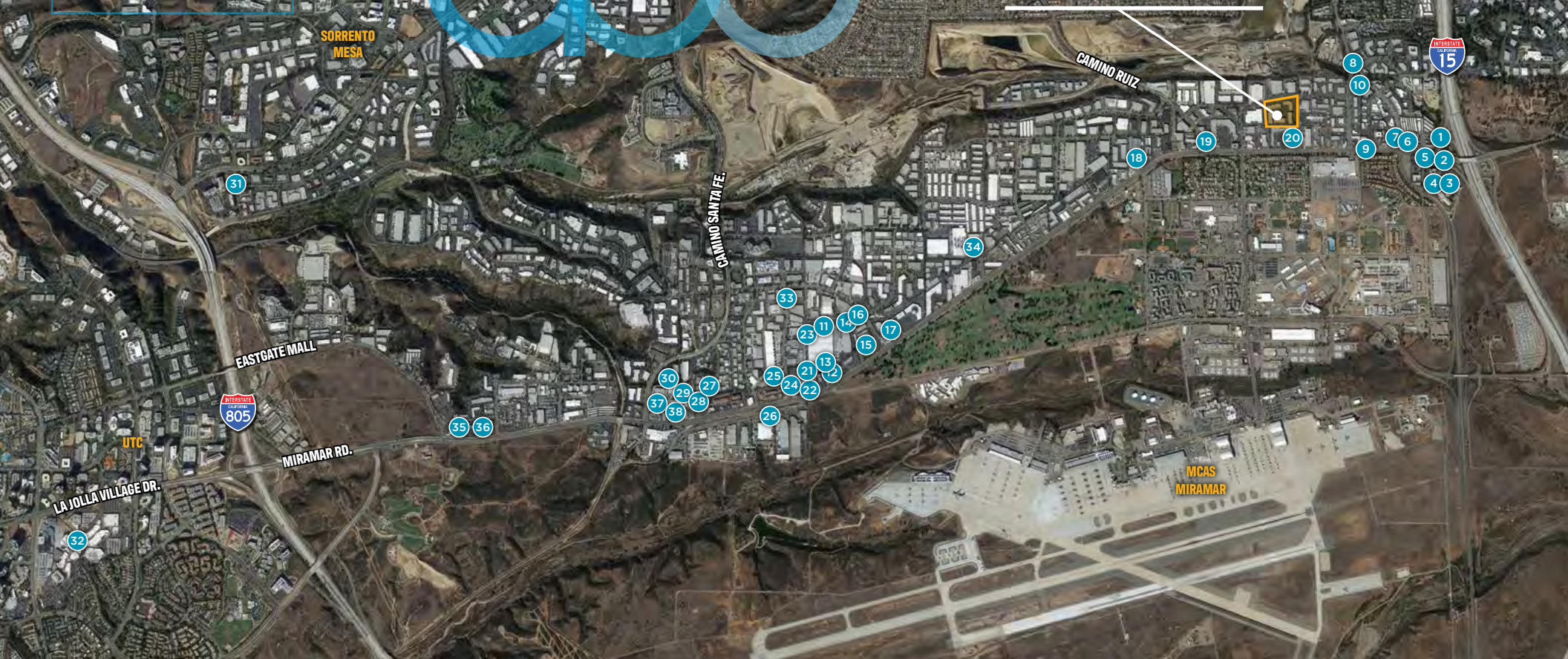


2nd Floor

FLOOR PLAN TO BE VERIFIED

AMENITIES

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- 1 IHOP Restaurant
- 2 Miramar Shell
- 3 Chin's Szechwan
- 4 Carl's Jr
- 5 Zavaro Mobil
- 6 Scripps Miramar Car Wash
- 7 24 Hour Fitness
- 8 AMPM
- 9 Spice Corner
- 10 California Thai Cafe
- 20 SUBWAY
- 19 Miramar West Shell
- 18 Ann's Alterations and Tailoring
- 17 Dixieline Pro Build
- 16 Pastalini
- 15 Sima's Grill and Deli
- 14 KFC and Taco Bell
- 13 McDonald's
- 12 Miramar Cafe
- 11 Dave's Famous Cafe
- 21 Miramar Pizza
- 22 Roberto's Taco Shop
- 23 Pro Star Wireless of Miramar
- 24 San Diego Wine Co.
- 25 Quiznos
- 26 Starbucks
- 27 Denny's Restaurant
- 28 Togo's
- 29 Carl's Jr
- 30 Office Depot
- 38 AMPM
- 37 Chevron Station
- 36 Discount Tire Co.
- 35 Miramar 76 Service Center
- 34 Ale Smith
- 33 Ballast Point
- 32 UTC Mall
- 31 Sorrento Court





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